



**Zoning Board of Appeals Agenda**  
**Tuesday, April 21, 2015**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-349-7423**

**Minutes on Website:** <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

**ZBA 034-14**

Applicant  
Ward 10

**5410 and 5456 East State Street**

Dale Nelson / Drinc, Inc.

**Special Use Permit** for a restaurant, bar and grill and nightclub in a C-3, General Commercial Zoning District  
**Laid Over from August 2014 – March 2015**

**ZBA 044-14**

Applicant  
Ward 11

**383 18<sup>th</sup> Avenue**

Rust-oleum Corporation / Scott Anderson

**Variation** to decrease the required front yard setback for a parking lot from ten (10) feet to zero (0) feet along 18<sup>th</sup> Avenue

**Variation** to reduce the required ten (10) feet wide frontage landscaping to zero (0) feet along 18<sup>th</sup> Avenue in an I-2, General Industrial Zoning District

**Laid Over from October 2014 – March 2015**

**ZBA 055-14**

Applicant  
Ward 1

**626 Shiloh Road**

James E. Stevens

**Modification of Special Use Permit #011-06 for a Planned Unit Development** to add 46 town homes in an R-3, Multi-family Residential Zoning District

**Laid Over from January – March 2015**

**ZBA 004-15**

Applicant  
Ward 10

**3915 East State Street**

Amerco Real Estate Co. / Zulema Longoria Ward

**Special Use Permit for a Planned Unit Development** consisting of two (2) buildings; one for a climate controlled self-storage facility and one for a new residential self-storage warehouse that includes outdoor rental and outdoor storage of light equipment (trucks, vans, and trailers) in a C-2, Limited Commercial Zoning District.

**Laid Over from March 2015**

**ZBA 006-15**

Applicant  
Ward 11

**1621 Broadway**

David Q. Saleh

**Special Use Permit** for an auto mechanical / repair service in a C-4, Urban Mixed Use Zoning District

**ZBA 007-15**

Applicant  
Ward 01

**6270 East State Street**

Sunil Puri, L.L.C.

- (A) **Variation** to increase the maximum allowable business identification wall signs from two (2) to three (3)
- (B) **Variation** to increase the maximum allowable business identification wall sign square footage from (240) square feet to (460) square feet in a C-3, General Commercial Zoning District

**ZBA 008-15**

Applicant  
Ward 02

**1303 and 1401 East State Street and 14XX Charles Street**

Brian Reck for SwedishAmerican Hospital

- (A) **Variation** to increase the maximum allowable square footage for free-standing signs along East State Street and Charles Street from (64) square feet to (167.2) square feet
- (B) **Variation** to increase the maximum allowable height for a business identification landmark style free-standing signs along East State Street and Charles Street from (8) feet to (21) feet
- (C) **Variation** to increase the maximum allowable square footage for directional free-standing sign along East State Street from (10) square feet to (72) square feet
- (D) **Variation** to increase the maximum allowable height for directional free-standing sign along East State Street from (6) feet to (11) feet in a C-2, Limited Commercial Zoning District

**ZBA 009-15**

Applicant  
Ward 01

**7589, 75XX, 7525 Blairmore Drive, 75XX Royal Troon Drive,  
75XX Western Gables Drive**

Timothy McDonnell

**Modification of Special Use Permit #027-14** for a professional office in a C-1, Limited Office Zoning District and R-3, Multi-family Residential Zoning District